

The City of New York  
**Brooklyn Community Board 15**



**ANTONIO REYNOSO**  
BOROUGH PRESIDENT

**THERESA SCAVO**  
CHAIRPERSON

**OFFICERS**  
RONALD TAWIL  
FIRST VICE-CHAIRPERSON  
RAISA CHERNINA  
SECOND VICE-CHAIRPERSON  
JACK ERDOS, ESQ  
TREASURER  
ALLEN POPPER, ESQ  
SECRETARY



**ERIC ADAMS**  
MAYOR

**LAURA SINGER**  
DISTRICT MANAGER

**Monthly Board Meeting – Minutes**

**GENERAL BOARD MEETING**

**Tuesday September 26, 2023, 7:00pm**

Kingsborough Community College, 2001 Oriental Boulevard, Brooklyn, NY  
11235, Faculty Dining Room U112

The meeting was called to order at 7:01pm, by Chairperson Theresa Scavo. The Pledge of Allegiance was recited. Chair Scavo welcomed new Board Members, Daniel Anbinder, Mayra Colon, Peter Forte, Jennifer Faucher, Dennis Futoryan, Naomi Harris, Boris Kogan, Elizabeth Morrissey, Stanley Ng, Polina Solovyeva, Jonathan Subak-Sharpe and William Truscio.

**PUBLIC HEARING / PUBLIC SESSION:**

Chairperson Scavo introduced the new Commanding Officer of the 61<sup>st</sup> Precinct, Captain Joseph Antonio. He greeted everyone and informed the Board that he has been on the job 17 years and held a post in this community years ago. He pointed out that he has been warmly received as the new Precinct Captain. He informed us all that crime is on a down trend at the 61<sup>st</sup> and to please remain vigilant and report any incidents you feel merit a Police response.

Chairperson Scavo proceeded to call the representative for the first item on the agenda

**DSNY:** There was a presentation by Assistant Director, Bureau of Community Affairs NYC Department of **Sanitation (DSNY)** Antonio J, Whitaker on **Curbside Composting**. Mr. Whitaker proceeded to inform the audience that DSNY has received additional funding for additional workers to allow more pick-ups, to assist with litter on highways, weed trimming and the cleaning of medians. On October 2, 2023, Brooklyn will be receiving curbside composting. To receive a brown bin you can email <https://www.nyc.gov/assets/dsny/site/services/food-scraps-and-yard-waste->

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[page/brooklyn-composting](#). He reiterated that curbside pick-ups for composting would be once a week on your recycling day. Multi-Unit Buildings can apply for a bin, but it will be considered a single bin address. Enforcement will begin in April 2025. The reasoning behind this new initiative is it will reduce the rat population and keep food scraps out of landfills and available for composting.

Chair Scavo, introduced Council Member Mercedes Narcisse. Council Member Narcisse stated she was here to welcome everyone back to live meetings. She represents the 46<sup>th</sup> Council District which includes Canarsie, Bergen Beach, Mill Basin, Gerritsen Beach and Sheepshead Bay. Although a large area, she emphasized that she is there to serve her constituents. Please visit her office at 5827 Flatlands Avenue, Brooklyn, NY 11234 or call 718 241-9330. She recently fought to support city retiree health benefits and signed on to sponsor legislation to support these rights. She stated it is presently in the court's hands and she is hopeful that will do the right thing to continue to protect these rights, but should it come back to the Council, she plans to continue advocating for these benefits.

### **ZONING COMMITTEE:**

Chairperson Scavo introduced, Mr. Ronnie Tawil, Chair of the Zoning Committee, who would oversee this part of the meeting. Mr. Tawil explained the procedure for the Public Hearing and proceeded to call the representative for the first item on the agenda:

#### **BSA 2023–23-BZ 295 Exeter Street**

Special permit pursuant to ZR 73-622 to enlarge an existing one family home contrary to the FAR (23-142); lot coverage (23-142); open space; (23-142); side yards (23-461 (a)); and rear yard (23-47) requirements of the underlying R3-1 zoning district.

The Board received four letters of support and 1 letter of objection.

A neighbor to the property asked to address the Board. She is concerned that the building will be too large and block her current view, air, and light. She stated she remained during Super Storm Sandy, did not evacuate and the original building's garage was swept into her property. She is concerned that being this is a flood zone a larger home would do more damage to neighboring home if it is not picked up on a stilts. It was explained that appropriate flood resiliency measures are incorporated in the construction.

A motion was made to approve by Mitchell Shpelfogel and seconded by Robert Gevertzman.

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A Committee Vote was taken, 12 yes, 3 no and 0 abstention. The motion passed the committee. A full board vote would take place in the Executive Session.

**BSA 247-08-BZ 3454 Nostrand Avenue** – Nostrand Avenue between Gravesend Neck Road and Avenue V

This is an application to extend the term of a special permit to permit the continued use of a drive through facility granted pursuant to ZR-73-243 for a term of five years in an R4/C1-2 zoning district, which expires on May 12, 2024.

The Board received 0 letters of support or opposition.

A motion was made to approve by Allen Popper and seconded by Al Smaldone.

A Committee Vote was taken, 14 yes, 0 no and 0 abstention. The motion passed the committee. A full board vote would take place in the Executive Session.

Chair Scavo opened the floor and invited Elected Officials, their representatives, agency representatives and community members to speak:

Chair Scavo called upon Stanley Kaplan, who stated he is currently serving on the Community Advisory Board of South Brooklyn Health. He spoke highly of the facility and praised the medical attention he received while recently there with a health issue. He spoke about attending Board meetings at Community Board 15, since the 70's and despite his impeccable attendance has never been appointed to the Board as a member, despite his efforts. He has served on several neighborhood committees but attributes his failed appointment to his outspokenness. Lastly, he expressed his concern for stolen cars being sold for scrap because, scrap agents do not require a title. This practice should be changed, and ownership should be established.

Martin Gangursky stated he was pleased to be attending meetings in person again, but that did not prevent him for advocating for the community. He was glad that new Board Members were appointed to the Board because that was one thing he vehemently advocated for. He expressed concern for busing students out of their zoned schools and in general bus delays for the public who wait prolonged periods of time for the city bus just to have 3 arrive bunched up. He knows the dispatcher is doing his best, but more needs to be done.

Chris Greif, representing Brooklyn Family Support Services Advisory Council stated that on Friday October 13, 2023, from 11:00am to 1:00pm at the Kings

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Highway Library, 2115 Ocean Avenue, Brooklyn NY 11229, there will be a Developmental Disability Resource Fair. The MTA will be there with their reduced Fare assistance. For more information he left flyers on the front table.

Argo Paumere, a Sheepshead Bay resident shared his ongoing struggle with a neighbor who will not allow him access to his side entrance. He has contacted the police, but told it was a civil matter and tried to attend court proceedings with his neighbor, but they are constantly postponed. He is seeking guidance on how to remedy this situation, so he and his family can reside in peace.

Rosina Tassuci, a resident of Sheepshead Bay stated she has been tortured every Friday and Saturday night from 10:00pm to 2:00am in the morning from the pounding noise emulating from Wyse Restaurant located at 35 Neptune Avenue. All her 311 complaints have gone ignored and the terrible pounding sounds continue every weekend and so she is seeking help.

Melena Kov complained about the filth and rats along Sheepshead Bay Road and the broken sidewalk along Shore Parkway and East 14<sup>th</sup> Street. Businesses who do not care for their property should be issued violations. She stated outside Starbuck's is filthy and the neighboring fish market dumps its filthy fishy ice water before closing into the streets stinking up the area. Something needs to be done to address the dangerously broken sidewalk and filthy conditions.

Tyler Reynolds, Construction Liaison, for the Manhattan Beach sewer replacement project stated they are working on the dead-end streets to connect homeowners to the newly installed sewer system. Once everyone is connected, they will begin restoration work.

Carol-Ann Church, Community Board Liaison from Brooklyn Borough Hall, sent greetings from Borough President Antonio Reynoso. She welcomed everyone back to in person meetings. She went on to state that Borough Hall serves 3 main functions: 1: To Oversee Brooklyn Community Boards, 2: to provide Constituent Services and 3, to maintain a Topographical unit. She invited everyone to an upcoming Latin Heritage Event, being held at Borough Hall on September 27. Should you require constituent services please call 718 802-3900.

Samuel Eluto, Legislative and Policy Associate for Public Advocate Jumaane Williams stated they are here to assist you with any issues you are having with city agencies, please contact our office at 212 669-7200.

Stephannia Cleaton, Government Relations Manager for Kingsborough Community College, sent greeting from President Dr. Claudia Schrader. She announced that they recently celebrated the 60<sup>th</sup> Anniversary of Kingsborough

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Community College and welcomed back students for the Fall semester. The 60<sup>th</sup> Anniversary celebration will continue throughout the year, so please follow us on our social media pages and website for additional information.

Nancy Lulu, representing District Attorney Eric Gonzalez sent greetings from the DA. She stated she hope all who celebrated had a meaningful fast. If you have a public safety or quality of life concern, please reach out to our Action Center Hotline 718 250-2340.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office stated the Senator now has a district office located at 1906 Mermaid Avenue, 718 484-3216. The Senator recently sponsored several community events a free shredding day with Kingsborough Community College and Community Board 15, a free rain barrel give-a-way with DEP, and with Congressman Jeffries, Councilman Kagan, Assemblyman Novakov and Assemblyman Brook-Krasny provided 700 students with school supplies. They will be offering free flu shots in partnership with South Brooklyn Health on October 24, 2023, from 3:00pm to 6:00pm and October 26, 2023, from 10:00am - 1:00pm, walk-ins are welcome. Lastly, they will continue to do mobile office outreach, if you know of a suitable location, please contact their office.

### **EXECUTIVE SESSION:**

A Roll Call Attendance was taken by Secretary Allen Popper, with a Quorum present, a motion to adopt the June 27, 2023, minutes was made by Debra Greif and seconded by Dr. Alan Ditchek.

### **CHAIRPERSON'S REPORT:**

#### **September 26, 2023 / LIQUOR LICENSES**

##### **New Application for Wine, Beer & Cider**

Marani Corp  
1103 Kings Highway  
Brooklyn, NY 11229

##### **Class Change Full Liquor, Wine, Beer & Cider**

Kosan Asian Fusion Inc.  
DBA Nagoya Sushi  
1657 Sheepshead Bay Road  
Brooklyn, NY 11235

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**New Application and Temporary Retail Permit for Liquor, Wine, Beer  
& Cider**

NY Sweet Spot Café Inc.  
Sweet Spot Garden  
2337 Coney Island Avenue  
Brooklyn, NY 11235

2636 Hideout Corp.  
2636 Gerritsen Avenue  
Brooklyn, NY 11229

Dessert Palace Bose Inc.  
Emmons Palace  
2265 Emmons Avenue  
Brooklyn, NY 11235

Doherty's Apple Sheepshead Bay LLC  
Applebee's Neighborhood Grill & Bar  
2501-2525 Emmons Avenue, East 25<sup>th</sup> and East 26th Streets  
Brooklyn, NY 11235

SAFTA DISTRIBUTING CORP.  
DBA TERRA  
1716 Sheepshead Bay Road  
Brooklyn, NY 11235

Cork on Emmons Avenue  
3202 Emmons Avenue  
Brooklyn, NY 11235

**New Application and Temporary Retail Permit for, Wine, Beer & Cider**

U UMI Sushi  
3003 Avenue U  
Brooklyn, NY 11223

**Corporate Change, Full Liquor, Wine, Beer & Cider**

Selfie Group LLC  
2775-79 Coney Island Avenue  
Brooklyn, NY 11235

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G13 Project Inc.  
Tsob-Tsobe!  
2817 Coney Island Avenue  
Brooklyn, NY 11235

**Renewal Wine, Beer & Cider**

Randazzo's Clam Bar of NY INC  
2015-2017 Emmons Avenue  
Brooklyn, NY 11235

Tap Beer  
2081 East 19<sup>th</sup> Street  
Brooklyn, NY 11223

AAMAR Deli & Grocery  
383 Avenue X  
Brooklyn, NY 11223

Mikado Japanese Inc  
DBA Tenda Asian  
1734 Sheepshead Bay  
Brooklyn, NY 11235

Ngo Restaurant Inc.  
Pho Hoai Restaurant  
1906 Avenue U  
Brooklyn, NY 11229

V&S Pizzeria of Sheepshead Bay Inc.  
1723 Emmons Avenue  
Brooklyn, NY 11235

**Renewal Liquor, Wine, Beer & Cider**

Jizz Bizz  
Dba Café Gallery  
2801 Coney Island Avenue  
Brooklyn, NY 11235

New York Harbor Corp.  
DBA - Atlantis Reg # 1163486  
Pier 9 Sheepshead Bay  
Brooklyn, NY 11229

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360 Concepts Group 1 LLC  
Bowl 360 Brooklyn  
1-25 Bouck CT  
Brooklyn, NY 11223

Lights of Baku Inc.  
2707 86<sup>th</sup> Street  
Brooklyn, NY 11235

**Renewal Beer & Cider**

Brothers International Food Inc.  
DBA Gourmet Pizza  
1663-1669 East 13<sup>th</sup> Street  
Brooklyn, NY 11229

**Temporary Retail Permit for Liquor, Wine, Beer & Cider**

Kosan Asian Fusion Inc.  
DBA Nagoya Sushi  
1657 Sheepshead Bay Road  
Brooklyn, NY 11235

**500 Foot Hearing**

Kosan Asian Fusion Inc.  
DBA Nagoya Sushi  
1657 Sheepshead Bay Road  
Brooklyn, NY 11235

Chair Scavo stated if you know of any issues with any of these establishments, please let the office know so that we can reach out to the State Liquor Authority.

Chair Scavo stated Community Boards are now receiving notifications for Cannabis Businesses. Community Board 15 received two licenses. The first,

Grow Together LLC.  
2370 Coney Island Avenue  
Brooklyn, NY 11223

2<sup>nd</sup> did not have a confirmed location yet but was approved for a license and looking for a location in Sheepshead Bay.

**Public Safety Report:**

Public Safety Chairperson, Francis Chick Pallotta, stated that our Public Safety Committee meeting was conducted via Webex on Wednesday, September 13, 2023, at 5:30pm. In place of 61's Commanding Officer, Captain



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Gregory Rivera was in attendance. Public Safety Committee members were forwarded the link to 61's CompStat Report covering the week of September 4 through September 10, 2023, Volume 30, Number 36. Based on the 7 major crime categories, a year-to-date comparison with 2022, the 61 was down 7.53%. We have had 4 murders thus far in 2023, compared to 2 murders in 2022; 12 rapes in 2023, compared to 6 in 2022. Year to date stats: Robbery down 13.8%, Felony Assault, down 8.4%, Burglary down 1.9%, Grand Larceny down 12.2%, and Grand Larceny Auto up 5.2%.

In the category of Hate Crimes, year to date, we have had 10 during 2023, compared to 18 in 2022.

The 61 has been conducting throughout Community Board 15, a "2-Wheel Moped/ Motorized Bike" initiative. As a result, some fifty of them have been confiscated. A Class M license is needed for motorized bikes; white scooters and mopeds, one needs any class of driver's license.

Our Public Safety Committee members continue to monitor the various quality of life issues that affect all of us. Our committee advocates greater enforcement of these infractions, while realizing public manpower has been reduced.

### **Zoning Committee:**

#### **BSA 2023-23-BZ 295 Exeter Street**

Special permit pursuant to ZR 73-622 to enlarge an existing one family home contrary to the FAR (23-142); lot coverage (23-142); open space; (23-142); side yards (23-461 (a)); and rear yard (23-47) requirements of the underlying R3-1 zoning district.

A motion to approve was made by Debra Greif and seconded by Robert Gevertzman. The vote was 34 Yes, 4 No, 0 Abstention. The motion was approved.

#### **BSA 247-08-BZ 3454 Nostrand Avenue – Nostrand Avenue between Gravesend Neck Road and Avenue V**

This is an application to extend the term of a special permit to permit the continued use of a drive through facility granted pursuant to ZR-73-243 for a term of five years in an R4/C1-2 zoning district, which expires on May 12, 2024.

A motion to approve was made by Debra Greif and seconded by Al Smaldone. The vote was 38 Yes, 0 No, 0 Abstentions. The motion was approved.

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**OLD BUSINESS:** A question was asked about the Emmons Avenue Bike Lanes, stating there were already several accidents. Chair Scavo stated she spoke with the Brooklyn Commissioner earlier today and that DOT would review for reevaluation.

**NEW BUSINESS:** None

**ADJOURNMENT:**

A motion to adjourn was made by Allen Popper and seconded by Debra Greif. The meeting was adjourned at 8:30p.m.

\*This is not a verbatim account of the meeting but a synopsis of the main points. \*